

Site Address: 8100 26th Ave S
Multiple Addresses

ALPHA B

Plat name: **LINDAU LINK**

Proposal: **Conditional Use Permit; Preliminary and/or Final Development Plan; Subdivision**

PUBLIC WORKS DEPARTMENT DEVELOPMENT PLAN REVIEW

City of Bloomington 1700 West 98th Street, Bloomington, MN 55431 952-563-4870

Applicant Information

Port Authority of the City of Bloomington
Schane Rudlang
952-563-4861
Cell 612-590-3390

South Loop Investments, LLC
P.O. Box 3208
Park City, UT 84060
David Peters
435-658-2727
Cell 435-640-8766
Fax 435-658-3737

Case No: 8490 ABCDE-15

Permit No:

Scheduled for:

Informal DRC: 12/2/14 Item #1
Formal DRC: 3/17/15 Item #2

Planning Commission: 4/9/15
City Council:

Date Received:

11/26/14

3/5/15

Return to:

Dennis Fields

Jen
Desrude

Due Date:

12/1/14

3/16/15

Plan Reviewer

Development/Services Section – 952-563-4862

Jen Desrude (JCD), Civil Engineer

12/1/14

3/16/15

Traffic Section

Amy Marohn (ALM), Civil Engineer

Tom Bowlin (TPB), Civil Engineer

12/1/14

3/16/15

Kirk Roberts (KAR), Traffic & Trans. Engineer

Street Design & Construction Section

Steve Jorschumb (SKJ), RLS

Julie Long (JML), Senior Civil Engineer

12/1/14

3/9/15

Bob Simons (BPS), Civil Engineer

12/1/14

Water Resources Section

Bryan Gruidl (BRG), Sr. Water Resources Manager

Steve Segar (SWS), Civil Engineer

12/1/14

3/16/15

Utilities Division

Tim Kampa (TKK), Civil Engineer

12/1/14

3/9/15

Eric Wharton (ECW), Civil Engineer

Maintenance Section

Scott Anderson (SMA), Assist. Maint. Superintendent

Dave Hanson (DLH), Assist. Maint. Superintendent

Administration

Jim Gates (JBG), Deputy Director of PW

Karl Keel (KPK), Director of Public Works

Shelly Pederson (SAP), City Engineer

Email

1. Development/Services Section (Plats, Easements, Agreements, Misc.)

CC = Council Condition of Approval

PR = Plan Requirement - need to revise plans or satisfy comment prior to the issuance of permits

S/R = Suggestion/Recommendation

CC	PR	S/R	Comment	Date & Initial	Date Complete
Easements & Agreements					
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	An easement (permanent) should be provided by applicant in NW quad of 82 nd St/26 th Ave for street lighting service cabinet.	12/1/14 TPB	
Miscellaneous Comments					
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Furnish a revised Grading, Drainage, Utility, and Erosion Control plan. Plans shall be reviewed and approved by the City Engineer prior to issuance of permits.	12/1/14 JCD	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	MN licensed Civil Engineer must design and sign all civil plans, including Grading, Drainage, Utility and Erosion Control plans.	12/1/14 JCD	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Connection charges shall be due prior to issuance of utility permits – dollar amount to be determined.	12/1/14 JCD	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Prior to the issuance of the Certificate of Occupancy, developer/contractor must submit electronic utility as-builts to the Public Works Department.	12/1/14 JCD	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Transportation Demand Management (TDM) Plan shall be submitted prior to the issuance of permits. TDM agreement shall be finalized prior to the issuance of the Certificate of Occupancy. If parking flexibility is requested – Type I, if not Type II.	12/1/14 JCD	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Provide auto turn exhibit for truck entering from 82 nd St.	3/16/15 JCD	
Standard Notes to Add to Plan					
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Contractor shall obtain a Public Works Permit Application for obstructions and concrete work within Lindau Lane, 82 nd St., and 26 th Avenue S. Right-of-Way. Permit is required prior to removals or installation. Contact Sean Jenkins at 952-563-4545 or sjenkins@BloomingtonMN.gov permit application and for fee information.	12/1/14 TPB	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Contractor shall obtain Hennepin County Permit for work within 24th Ave S right of way. Contact Hennepin County Permit Engineer at 612-596-0336 for permit application and fee information.	12/1/14 TPB	3/16/15 TPB

2. Traffic Section & Street Design / Construction Section

CC = Council Condition of Approval

PR = Plan Requirement - need to revise plans or satisfy comment prior to the issuance of permits

S/R = Suggestion/Recommendation

CC	PR	S/R	Comment	Date & Initial	Date Complete
Traffic					
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Furnish a construction traffic control plan. Plans shall be reviewed and approved by the City Engineer prior to the issuance of permits. Plans shall include a temporary pedestrian access route along 82 nd St during work within right-of-way.	12/1/14 TPB 3/16/15	

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Illustrate that the clear view triangle (15' from property corner and driveway approaches) is not obstructed by providing landscaping plan to verify.	12/1/14 TPB	3/16/15 TPB
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Existing curb cuts shall be removed and replaced with curb and gutter per City standard details (and specifications).	12/1/14 TPB	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Show and label on plan sheets existing street light poles, handholes and conduit, and signal interconnect, including signal cabinets at 24 th & 82 nd .	12/1/14 TPB 3/16/15	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Provide a signing and pavement-marking plan for circulating traffic with appropriate references to signs selected in MMUTCD. Plan shall include parking structure signing/stripping. If pedestrians signing is being considered, please also show.	12/1/14 TPB 3/16/15	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Disabled parking signage and pavement markings shall be placed in accordance with ADA and MMUTCD. (Please update detail to identify "MMUTCD")	12/1/14 TPB 3/16/15	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	All signing to be installed outside of city right-of-way.	12/1/14 TPB	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Please note on Site Plans the location of public entrance(s).	12/1/14 TPB	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	A traffic study will be required. [Traffic study completed]	12/1/14 TPB	3/16/15 TPB
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	26 th Avenue does not currently have street lighting. Add with project.	12/1/14 TPB	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	More discussion is needed regarding proposed pedestrian lighting along 26 th Avenue. Meeting is needed with Traffic Engineering.	3/16/15 TPB	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Please move shrubs/grasses/accents shown in NW quad of 26 th /82 nd intersection out of right of way. Area needed for future lighting infrastructure.	3/16/15 TPB	
Standard Traffic Notes to Add to Plan					
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	All parking stalls to be painted with white striping.	12/1/14 TPB	3/16/15 TPB
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	All construction and post construction parking shall be on site — no on street parking/loading/unloading allowed. (Add to removal, utility or site plan sheets)	12/1/14 TPB	3/16/15 TPB
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	All public sidewalks shall not be obstructed.	12/1/14 TPB	3/16/15 TPB
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Storage of materials or equipment shall not be allowed on public streets or within public right of way. (Add to removal, utility or site plan sheets)	12/1/14 TPB	3/16/15 TPB
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Street lighting and interconnect conduit must be exposed for city inspection prior to pouring concrete or backfilling excavations in city right-of-way. Contact Sean Jenkins, 952-563-4545, to schedule inspection. (Please add this last sentence).	12/1/14 TPB 3/16/15	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Install crosswalk pavement markings in accordance with MMUTCD.	12/1/14 TPB	3/16/15 TPB
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Closure of sidewalk along 24 th Avenue must be coordinated with sidewalk closures of other area construction projects along 24 th Avenue [2013-201 Wayfinding, Extended Stay	3/16/15 TPB	

			Hotel construction (NE quad Lindau & 24 th), 2014-302 Lindau Extension] contact Tom Bowlin, 952-563-4914, to coordinate.		
Street Design					
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Use updated City of Bloomington Standard Details from the City of Bloomington website: http://bloomingtonmn.gov/information-sheets-and-handouts-engineering-division .	12/1/14 JML	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Show and label all property lines and easements on all plan sheets.	12/1/14 JML	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	No landscaping, ponds, retaining walls, or any structure shall be placed or constructed within public right-of-way or easements.	12/1/14 JML	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	A Bloomington standard non-residential driveway apron is required on accesses to public streets (see detail).	12/1/14 JML	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Show utility boxes at E 82 nd St & 24 th on the landscape plan - some plants may need to be moved.	3/9/15 JML	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	User B618 curb & gutter for curb replacement in city ROW.	3/9/15 JML	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Missing water & storm stubs on Lindau Lane are not included on the plan, as well as the storm sewer along 24th Ave. Please add to base map.	3/9/15 JML	
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Center median island in hotel drop off should be extended to the west so that pedestrian crossing route passes thru center median island.	3/16/15 TPB	
Sidewalks					
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Provide sidewalk connection from building(s) to public sidewalk/street.	12/1/14 TPB	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Sidewalk shall be constructed in new sidewalk/bikeway easement at developer /owner's expense. Along 24 th Ave (southern part) & 26 th Avenue.	12/1/14 TPB	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Construct sidewalk ramps with metal truncated dome panels, per Bloomington, ADA and MnDOT requirements (See Bloomington standard detail).	12/1/14 JML	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Illustrate that sidewalks do not exceed 2% maximum cross slope and 5% maximum longitudinal grade per ADA requirements by showing appropriate spot elevations and contours on the plan.	12/1/14 JML	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	On SWPPP plan sheet show silt fence on east side of 24 th Ave sidewalk. This sidewalk needs to remain open to public.	3/16/15 TPB	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Sidewalks on 26 th Ave. S, E. 82 nd Street & the southernmost part of 24 th Ave. S will need to be reconstructed to the South Loop Master Plan widths of 8' (26 th Avenue S & 82 nd) and 10' (24 th Ave. S.)	12/1/14 JML	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Match South Loop standard for pedestrian lighting.	3/9/15 JML	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Please add a note: Any erosion/sediment that gets into the public rain water garden will be the contractor's responsibility to remove and return functionality to pre-construction	3/9/15 JML	

			conditions.		
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Public sidewalk is currently shown blocked by silt fence. Adjust as necessary for public use. Sidewalk can be closed for limited times during construction but not all of it throughout construction. Please coordinate with city.	3/9/15 JML	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Please add width dimensions to private sidewalks (minimum 5' per code).	3/16/15 TPB	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Was vehicle overhang considered in establishing minimum required sidewalk width (unobstructed)? May be an issue in multiple areas of site (with current proposed site design).	3/16/15 TPB	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Construct the new segment of sidewalk along 24 th Avenue South of the Coffee Shop (coffee shop to 82 nd) the same distance/offset as what is shown for sidewalk north of coffee shop (coffee shop to Lindau).	3/16/15 TPB	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	2' min. clearance to public sidewalks needed. Please review/verify, especially at public plaza location.	3/16/15 TPB	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	There is not an east/west pedestrian crossing of 24 th Avenue on north approach at 82 nd intersection. Please update drawings.	3/16/15 TPB	
Parking					
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Bicycle parking spaces shall be provided (i.e., bike rack), number to be approved by the City Engineer. Please provide 24 bicycle stalls, distributed throughout site. This number does not include future retail component.	12/1/14 TPB 3/16/15	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Show "end cap" islands on parking stalls, 3 feet shorter than the parking stall and 8 feet wide.	12/1/14 JML	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	List parking spaces provided and number required by City Code. A parking study will be required if applicant is seeking a reduction in parking supply from amount required by City Code. [Current submittal contains supply greater than Code requirements.]	12/1/14 TPB	3/16/15 TPB
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Show how the truck delivery area adjacent to the market/pharmacy will get accessed. Its proximity to 82 nd St. And the parking ramp driveway look challenging as there is minimum stacking distance from the ramp to the entrance/exit.	12/1/14 JML	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Please provide narrative on how parking structure is to be managed. Will there be gates, fees, free, etc.? Open to general public?	12/1/14 TPB	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Parking structure shall include a management system (electronic?) that indicates when ramp is full or when parking is available.	12/1/14 TPB	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Meeting with traffic/engineering staff required to discuss three (3) parking management strategies listed in Traffic Study.	3/16/15 TPB	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Close proximity of parking ramp entrance/exits to site driveways off 26th Ave and 82nd St. have potential for stacking/congestion onto City streets. [Traffic study results indicate acceptable levels of service at site driveway locations.]	12/1/14 TPB	3/16/15 TPB

3. Water Resources Section

Storm Water Comments

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>A Stormwater Management Plan/Report shall be provided which includes:</p> <p style="text-align: right;">UNDER REVIEW</p> <ul style="list-style-type: none"> Stormwater Rate Control – No net increase in runoff. Storm Water Volume Control – no increase in volume. Water Quality Treatment meeting requirements of Bloomington Comprehensive Surface Water Management Plan (CSWMP) www.ci.bloomington.mn.us/cityhall/dept/pubworks/engineer/waterres/waterres.htm#mgmtplan Maintenance Schedule/Plan for Stormwater BMP signed by property owner to be filed on record with Hennepin County. Proof of filing must be submitted to Engineering. 	12/1/14 SWS	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Install plug and secure at 24 th RCP in SW corner (Demo Plan)	3/16/15 SWS	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	An NPDES construction site permit and SWPPP shall be provided. The name and phone number of party responsible for erosion control shall be included; if greater than, one acre is disturbed. Include training information for SWPPP designer per latest MPCA permit requirements.	12/1/14 SWS 3/16/15	

Erosion/Sediment Control Comments

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Erosion Control Bond required prior to issuance of permits – dollar amount to be determined by Jen Desrude. Contractor to provide bid prices to install, maintain and remove EC devices.	12/1/14 SWS	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>An Erosion Control Plan shall be provided which includes:</p> <ul style="list-style-type: none"> Erosion Control BMP locations shown on the plan. Notes for maintenance (1/3 capacity, damage, tracking onto streets) and inspection (who is responsible, frequency), etc., consistent with the MPCA Protecting water Quality in Urban Areas BMP Manual (Nov. 2000). Use of updated City of Bloomington Standard Details from the City of Bloomington website: www.ci.bloomington.mn.us/cityhall/dept/pubworks/engineer/streets/specific.htm No bales allowed for inlet protection and/or ditch checks. All materials shall meet MnDOT approved materials list: www.mrr.dot.state.mn.us/materials/approved.asp Use approved inlet protection at all active storm sewer inlets; only basket or sack style in traffic areas. Include turf establishment plan. 	12/1/14 SWS	3/16/15 SWS

General Comments

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	HDPE Pipe connections into all concrete structures shall be made with water tight materials, utilizing an A-Lok or WaterStop gasket or boot, cast in place rubber boot, or approved equal. Where the alignment precludes the use of the above approved watertight methods, Con Seal 231 waterstop sealant, or approved equal will only be allowed as approved by the Engineer.	12/1/14 SWS	3/16/15 SWS
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Add note to plan – contact Utilities Division (952-563-8777) regarding permit for storm sewer construction.	12/1/14 SWS	3/16/15 SWS
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	After City staff approves the Stormwater Management plans, an extra set of plans and Stormwater Management plan will be needed for submittal to Lower Minnesota Watershed District for review and comment.	12/1/14 SWS	

4. Utilities Division

Code Requirements

- ☒ Unused water services shall be properly abandoned (Sec. 11.15). 24th & 26th Ave
- ☒ Discharge of sanitary effluent containing fats, oil, grease, or wax in excess of 100 mg/L is prohibited (Sec. 11.31(6) (B)).

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S/R = Suggestions/Recommendations

CC	PR	S/R	Comment	Date & Initial	Date Complete
General					
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Sewer Availability Charge (SAC) be satisfied. Contact the Met Council at 651-602-1378 for a SAC determination, which is required by the Metropolitan Council Environmental Services.	12/1/14 TKK	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	There shall be at least a 10-foot horizontal separation between water and sewer lines.	12/1/14 TKK	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Water mains crossing storm or sanitary sewers shall have a minimum of 18-inch vertical separation.	12/1/14 TKK	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Use updated City of Bloomington Standard Details from the City of Bloomington website: http://bloomingtonmn.gov/information-sheets-and-handouts-engineering-division .	12/1/14 TKK 3/9/15	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Provide peak hour and average day water demand and wastewater flow estimates	12/1/14 TKK	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Suggest utilizing the existing water service in 26 th Ave S and looping the watermain around/under the storm to serve the west bldg.	3/9/15 TKK	
Water					
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Loop water system (supply from two points) to provide increased reliability of service and reduce head loss.	12/1/14 TKK	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	The existing service off 24 th Ave is only a 6" service.	3/9/15 TKK	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Additional valves required for system isolation. (Longest interval shall not exceed 400 feet.)	12/1/14 TKK	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Water service must be metered where they enter the building.	3/9/15 TKK	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Install enough hydrants to provide fire protection for the entire building (each hydrant covers a 150' radius).	12/1/14 TKK	3/9/15 TKK
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Provide valving such that the building service can be isolated without shut down of the supply to hydrants.	12/1/14 TKK	3/9/15 TKK
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Provide a minimum of 8 feet and a maximum of 10 feet of cover on all water lines, valves, services etc.	12/1/14 TKK	3/9/15 TKK
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Use Class 52 DIP water main for pipe 12" in diameter and smaller. (8 mil min. polywrap on all DIP is required.)	12/1/14 TKK	3/9/15 TKK
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Approval of plans and specifications for this development are to be approved by the Minnesota Department of Health (MDH). It is the responsibility of the developer to: o Submit the required signed documents and fees to the MDH including the MDH Plan	12/1/14 TKK	

			<p>Review Fee Sheet.</p> <ul style="list-style-type: none"> ○ Provide a copy of the MDH approval letter for the project to the City of Bloomington. <p>Information regarding the MDH Plan Review may be obtained by visiting the MDH Environmental Health Division website: www.health.state.mn.us/divs/eh/water/planreview/index.html. No permits will be issued before the City has received the MDH Plan Approval Letter. <u>Please note that MDH review may take up to 6 weeks.</u></p>		
Sanitary Sewer					
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>A Minnesota Pollution Control Agency (MPCA) Sanitary Sewer Extension or Modification Permit is required for the proposed development. It is the responsibility of the developer to:</p> <ul style="list-style-type: none"> ○ Complete the application ○ Obtain all necessary signatures (including the signature of the authorized City representative) ○ Submit the application and fee to the MPCA ○ Submit a copy of the application and check to Met Council ○ Submit a copy of the application and check to the City of Bloomington ○ After permit is received submit a copy of the permit to the City of Bloomington <p>Visit the MPCA website (www.pca.state.mn.us/water/permits/index.html) for application and fee information. <u>No permits</u> will be issued before the City has received a Sanitary Sewer Extension or Modification Permit from the MPCA. <u>Please note that MPCA review may take up to 6 weeks.</u></p>	12/1/14 TKK	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Inspect the condition of the 24 th Ave Sewer service with CCTV equipment to confirm adequate condition for the new project.	3/9/15 TKK	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	An inspection manhole is required on all commercial sewer services.	12/1/14 TKK	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Use standard short cone manholes (no steps allowed).	12/1/14 TKK	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Use schedule 40, SDR 26, or better for PVC sewer services (Use SDR 26 for mains Sch 40 for services).	12/1/14 TKK 3/9/15	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Design sewer (mainline pipes, clean-outs, manholes, and services) with adequate depth of cover, or (high-density polystyrene) insulation to prevent freezing. (Try to get about 8' min cover).	12/1/14 TKK 3/9/15	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Any proposed new, or substantial remodel of an existing food service facility must show and adequately designed exterior grease interceptor that receives only kitchen waste, on the plans as prepared and submitted by the design professional. Design of grease interceptor shall conform to "Standard for Pre-Treatment of Sanitary Waste Effluent Containing Fats, Oil, and Grease," as published by the City of Bloomington Utilities Division. Required in this plan set.	12/1/14 TKK 3/9/15	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Maintenance Schedule/Plan for Grease Interceptor BMP signed by property owner must be filed with the Utilities Division prior to issuance of permit to connect with sanitary sewer system. A copy of the signed agreement, the Grease Interceptor manufacturer's operation and maintenance manual, and continuous maintenance records for the previous twelve (12) months shall be kept on site and available to City of Bloomington staff for review. [Sec. 11.31 (7)]	12/1/14 TKK	

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Install interior chimney seals on all sanitary sewer manholes.	12/1/14 TKK	3/9/15 TKK
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Redevelopment projects in the City of Bloomington generally increase the density of property use throughout the City. As a result, the demand upon the remaining capacity of the existing wastewater infrastructure is being pushed beyond system limits. To allow these redevelopment projects to move forward, additional wastewater capacity must be built into the system to accommodate the desired growth. Bloomington is in the process of developing a fair cost-sharing program that will address future funding for the needed wastewater system capacity improvements. This project will likely be required to participate in the cost-sharing of system upgrades in accordance with the City's cost sharing program once it has been finalized by the City.	12/1/14 TKK	
Standard Notes to Add to Plan					
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	A note shall be added to the plans stating: Taps of live water mains to be done by City forces; however, they shall be paid for and coordinated by the Contractor.	12/1/14 TKK	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	All components of the water system, up to the water meter or fire service equipment, (i.e. mainline pipes, services larger than 2", valves, fittings, caps, etc.) shall utilize protective internal coatings meeting current ANSI/AWWA Standards for cement mortar lining or special coatings. The use of unlined or uncoated (cast iron, gray iron, steel, galvanized, etc.) pipe shall not be allowed.	12/1/14 TKK	3/9/15 TKK
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Combination Fire and Domestic services must terminate with a thread on flange or an MJ to flange adapter.	12/1/14 TKK	3/9/15 TKK
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Utility and mechanical contractors shall coordinate installation of water service pipes, fittings, and valves all the way into the building (i.e. up to meters and/or fire service equipment) to accommodate City inspection and testing.	12/1/14 TKK	3/9/15 TKK
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Utility and mechanical contractors shall coordinate installation of sewer services all the way into the building to accommodate City inspection and testing.	12/1/14 TKK	3/9/15 TKK

5. Maintenance Section

☒ No comment.